

## MINUTES

SALINA CITY HERITAGE COMMISSION MEETING  
CITY COMMISSION ROOM  
April 25, 2007  
4:00 P.M.

MEMBERS PRESENT: Duckers, Plumer, Reynolds, Stoeber and Yarnevich

MEMBERS ABSENT: Specht

PLANNING STAFF: Asche and Burger

The hearing began at 4:00.

**#1. Approval of the minutes of the regular meeting held on January 31, 2007.**

Minutes were approved as presented.

**#2. Review of nominations for the 2007 Historic Preservation Award presentation to be held on May 23, 2007. The theme for May 2007 National Preservation Month is *"Making Preservation Work."***

Mr. Burger presented staff report with a visual presentation which are contained in the case file.

Mr. Reynolds asked are there any comments from our citizens?

Phyll Klima (from audience) stated not on this item.

Mr. Reynolds asked any comments by the Commission?

Mrs. Yarnevich stated I had a question on the one at 680 S. Santa Fe. How many Steve Ryans are there?

Mrs. Duckers stated yes, that is what I was going to ask, too.

Mrs. Yarnevich stated it might be Mark Ryan.

Mr. Burger stated that was a typo on my part. The property owner is James Ryan although his son-in-law currently occupies the house.

Mrs. Duckers stated Steve has a nice house on Park Place.

Mrs. Yarnevich stated yes and that wouldn't be a bad nomination either. It's not historic I don't think but they did an incredible job restoring it originally.

Mr. Burger stated I apologize for the typo. There is a gentleman named Ryan living there and for some reason that didn't make it over to my report. There are other properties that may be eligible in this category for the coming years. The house that was the long term home of Nancy and Merle Hodges would be an outstanding house to recognize at some point. We did go back and revisit all those houses that have been restored recently or have been kept in excellent repair.

Mrs. Yarnevich asked have the new owners at 860 S. Santa Fe done anything in particular lately?

Mr. Burger stated there has been exterior maintenance. If we would go back and recognize the house it would probably be with the prior association with the Hodges. Of course there is always a possibility that they may do work or do something to enhance the structure and it would be recognized because of that.

Mrs. Duckers stated tell us a little more about this house on North Columbia. I'm not familiar with that at all.

Mr. Burger stated it is a Gothic Cottage with a barge board at the gable peak. What we felt was unique about the house is that it has kept the exterior siding intact as well as the frieze board and balluster at the front porch and retained much of its architectural integrity. There has been a contemporary addition of a bay window but it is on a secondary facade. We felt that that might kind of place this out of the category. It is all in all a well kept home. We've tried in past years to recognize smaller homes such as the C. G. Wilmarth House at 300 S. 5<sup>th</sup>. This is the home of the Richard Bennett family we awarded last year. In that case they were in the midst of restoring the house and have done an excellent job on that.

Mrs. Yarnevich asked so the fact that they added on doesn't matter because it's non-historic right?

Mr. Burger stated yes it wouldn't affect this property because it doesn't represent the original historic context.

Mr. Reynolds asked is there anything else? We can entertain a motion to approve this. Are there any individual ones we would like to include or exclude?

Mrs. Duckers asked how many do we need? Are we limited to four?

Mr. Burger stated there is no limit. We have had as many as eight and as little as four properties in a year. Staff would recommend all of the properties listed for consideration. We wanted to consult with the Board to determine whether there were other properties that the Board would like to recognize this year. In the case of the Columbia property we would have no problem including it because it has had excellent maintenance through the years and has recently been restored.

Mrs. Yarnevich stated since it's non-historic and they've done a nice job of restoring it I don't see there is any reason to eliminate them from that. Especially since it's non-historic.

Mr. Burger stated we would be glad to include them. On 680 S. Santa Fe, we could certainly pick that up at another year. It's a project that is still ongoing. We could include them this year or if you choose to.

Mrs. Duckers asked could you show the picture again for the one that is at 680 S. Santa Fe?

Mr. Burger stated a lot of that has been the clearing of the hedges and trees that have been around the house for a long time. They went through and did an extensive job of scraping and repainting the home during the past few years.

Mrs. Duckers asked that is on the corner at Crawford isn't it?

Mr. Burger stated yes. It's a Stick Style house that was designated a local landmark in 2002.

Mrs. Yarnevich stated I'm not exactly sure how to make the motion. I love making motions and I'm at a loss. How do you want that phrased?

Mr. Burger stated you could nominate all five or remove one or more from the list.

MOTION: Mrs. Yarnevich stated I would move we nominate all five or that we choose all five properties presented.

SECOND: Mr. Plumer seconded the motion.

Mr. Reynolds stated it has been moved and seconded. All in favor say "aye", opposed same sign.

VOTE: Motion carried 5-0.

**#3. Consideration of an application for designation of the City of Salina as a Preserve America Community under the "Preserve America" Communities Program.**

Mr. Burger presented staff report with visual presentation which are contained in the case file.

Mrs. Duckers asked is there a cost to belong to this program?

Mr. Burger stated no, there isn't. The program is managed by the National Park Service and there aren't any dues or related costs associated with the designation. There are some products that are given to local jurisdictions but it is mainly the recognition for past preservation projects and initiatives.

Mrs. Duckers stated so this is a White House initiative.

Mr. Burger stated yes. There are several rounds for designation each year. There wouldn't be any real costs unless an organization is involved with a matching grant at some point. As I stated, we would need the recommendation of the State Preservation Officer on our behalf and we have received word that the SHPO would be willing to assist with their recommendation for Salina's designation.

Mr. Reynolds asked are there any further questions of staff? Any citizens remarks? Please state your name and address.

Phyll Klima, 917 S. Santa Fe, Executive Director for Salina Downtown, stated this is an extremely important piece for dovetailing with a lot of things that we have started in the Downtown. Most recently in Salina Downtown we are trying to capitalize upon the cultural heritage and the business heritage of the community with our proposed designation of the Lee District. We are releasing at 3:30 pm today a news release that says we have received some grant funds to do a market study for potential redevelopment of the northern blocks of Downtown. Salina Downtown is in the second round of the Wayfinding Program scheduled in the City for Wayfinding signage. Many of the projects that were funded, as you will see in John's addendum to your packet, were Wayfinding types of things. We hope that this will dovetail with some of the things we have going. I strongly urge you to consider this as one of the strong pieces for economic redevelopment in our community. Thank you very much.

Mr. Reynolds asked is there any discussion?

MOTION: Mrs. Duckers stated Mr. Chairman I move that we direct the staff to prepare an application under the Preserve America Program to be reviewed at the next meeting.

SECOND: Mrs. Yarnevich seconded the motion

Mr. Reynolds stated it has been moved and seconded. Any further discussion? All those in favor say "aye", opposed same sign.

VOTE: Motion carried 5-0.

#### **#4. Election of Officers.**

Mr. Burger introduced the item stating which Heritage Commissioners would be eligible to hold the office of Chair and Vice-Chair for the coming year.

MOTION: Mrs. Yarnevich stated I would nominate Anita Specht for Chair

SECOND: Mr. Plumer seconded the motion.

Mr. Reynolds asked any further nominations? Hearing none it has been moved and seconded. All those in favor say "aye", opposed same sign.

VOTE: Motion carried 5-0.

Mr. Reynolds asked so now we need the Vice-Chair?

MOTION: Mr. Plumer stated I would nominate John Reynolds for the office of Vice-Chair.

SECOND: Mrs. Yarnevich seconded the motion.

Mr. Reynolds asked any further nominations? Hearing none it has been moved and seconded. All those in favor say "aye", opposed same sign.

VOTE: Motion carried 4-0, 1 Abstention.

Mrs. Duckers stated I do have a question. Why do I have two stars behind my name on the membership list?

Mr. Burger stated that is something that was carried over and wasn't deleted. It indicated that you were a new Commissioner as of last year. Those asterisks were never taken off but don't apply to you any more.

Mrs. Duckers stated OK. It didn't indicate that I was on the Certificate of Appropriateness committee or anything?

Mr. Burger stated no you aren't on the committee. We will correct that information.

## **#5. Other matters.**

Mr. Burger stated I am glad Ms. Klima is here today. We wanted to make you aware that staff assists in preparing Preliminary Site Investigation Questionnaires (PSIQ) for National Register nominations for various properties in Salina when requested by the property owners and when staff time is available. Salina Downtown had approached Planning staff to see if we could initiate a PSIQ to the State Preservation Office for the McCune Paper Building and Lee Hardware Building. Obtaining a determination of eligibility for the property would allow a potential

developer to know that State and Federal Tax Credits would be available for any rehabilitation and reuse. (Showing slides) This is a photograph from 1903 showing the Lee Mercantile Building on the north and the Lee Hardware Building on the south. Today's configuration shows some of the alterations over time such as the addition to the Lee Hardware Building designed by Charles Shaver. The Mercantile Building probably has the most significant exterior architectural features. This is seen in the limestone pedestal and first story limestone base. There has been some infill of the lower windows with brick and glass block panels. These are fairly minor things overall. You will notice that the Lee Hardware building joins the 1928 addition in this area. Of course this is the rear elevation. The buildings themselves have weathered very well and we are glad that there appears to be an interested new owner. There is land on the site for parking off 5<sup>th</sup> Street. We wanted to let you know that the State Preservation Office did contact us and informed us that the properties appear to be eligible for nomination to the National Register. This may be useful to the present owner if he wants to proceed in that direction. We would hope that the owner would want to restore some original exterior features as well as redevelop the building. I am displaying a property at 800 E. Iron. Some of you may have traveled past this particular property on Iron and have seen some new activity. The property is included as one of our Heritage Conservation Properties that are protected from demolition or relocation. This particular property has deteriorated in the past several years while it has been a rental dwelling. The deteriorated roof and siding are under repair. The property has changed hands recently and the house is being renovated with the object of getting another family back in there. The building is being preserved although the wood shingle roof will change to an architectural shingle roof. The front porch was where most of the settling and damage occurred and it will be repaired last. We did want to inform you about the progress today. Our meeting for the Preservation Awards will be on May 23<sup>rd</sup>. We will ask the Chair to come to our May 21st City Commission meeting and read the resolution for Preservation Month. Certainly you are all welcome at the Preservation Awards and we would encourage you to attend. We will have a more complete program and PowerPoint available at the presentation. That concludes what staff has brought forth today.

Mr. Reynolds asked any other Commissioners have anything to bring forth today? Hearing none we stand adjourned.

Meeting adjourned at 4:29 p.m.

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